

THE GLEN

DESIGN, ACCESS AND HERITAGE STATEMENT



llewellyn
harker
lowe

JAN 2026

Contents

1. Introduction	Page 3
2. Historical Background	Page 4
3. Assessment of Significance	Page 8
4. Proposed Work & Impact Assessment	Page 10
5. Access	Page 13
6. Ecology and Biodiversity	Page 13
7. Conclusion	Page 13

Appendices

Appendix I – Statutory List Descriptions

Contact information

Gabriella Herrick

gherrick@llewellynharker.com

RIBA CA AABC IHBC

Tel 01749 860022

Llewellyn Harker Lowe Architects Home Barn,
Gattrell,
Steway Lane,
Northend,
Bath,
BA1 8EH

1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Llewellyn Harker Lowe Architects to accompany a householder planning application to carry out work at The Glen.

The work includes internal and external alterations, which are illustrated in the application drawings.

1.1 The Building and its Legal Status

The Glen is grade-II listed building (listing description included in Appendix 1) and located in the local authority of Wiltshire. Any alterations to a listed buildings and buildings within their curtilage generally requires the local authority to assess the implications of proposals on built heritage.

The Planning (Listed Buildings and Conservation Areas) Act is the legislative basis for decision making on applications that relate to the historic environment. The Act requires local authorities to give *‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.’*

Local authorities are also required to consider the policies for the historic environment as set out in the National Planning Policy Framework. At the core of the Framework is *‘a presumption in favour of sustainable development’*, with specific policies relating to the historic environment, which require that a heritage asset should be *‘conserved in a manner appropriate to their significance.’*

The Framework defines a heritage asset as *‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.*

1.2 Report Structure

The structure of this report and the approach taken in developing the proposed work has been informed by the staged approach to decision-making outlined by Historic England –

- *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposit*
- *Understand the significance of the asset(s)*
- *Understand the impact of the proposal on that significance*
- *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
- *Look for opportunities to better reveal or enhance significance*

A brief illustrated history of The Glen is included in **section 2**. A statement of significance is included in **section 3** and the impact assessment of the proposed work is described in **section 4**. Planning considerations, such as access and ecology, are covered in **section 5 and 6**.

2.0 BUILDING DEVELOPMENT

2.1 Building Phasing Diagrams [Figure 1]

Building phasing diagrams have been developed to illustrate the successive build phases and alterations that have been carried out at The Glen. The diagrams are based on the findings of the historic maps regression, a site survey and a series of photographs that record the work undertaken in 1984 (described in more detail below), prior to the building being listed (1988).

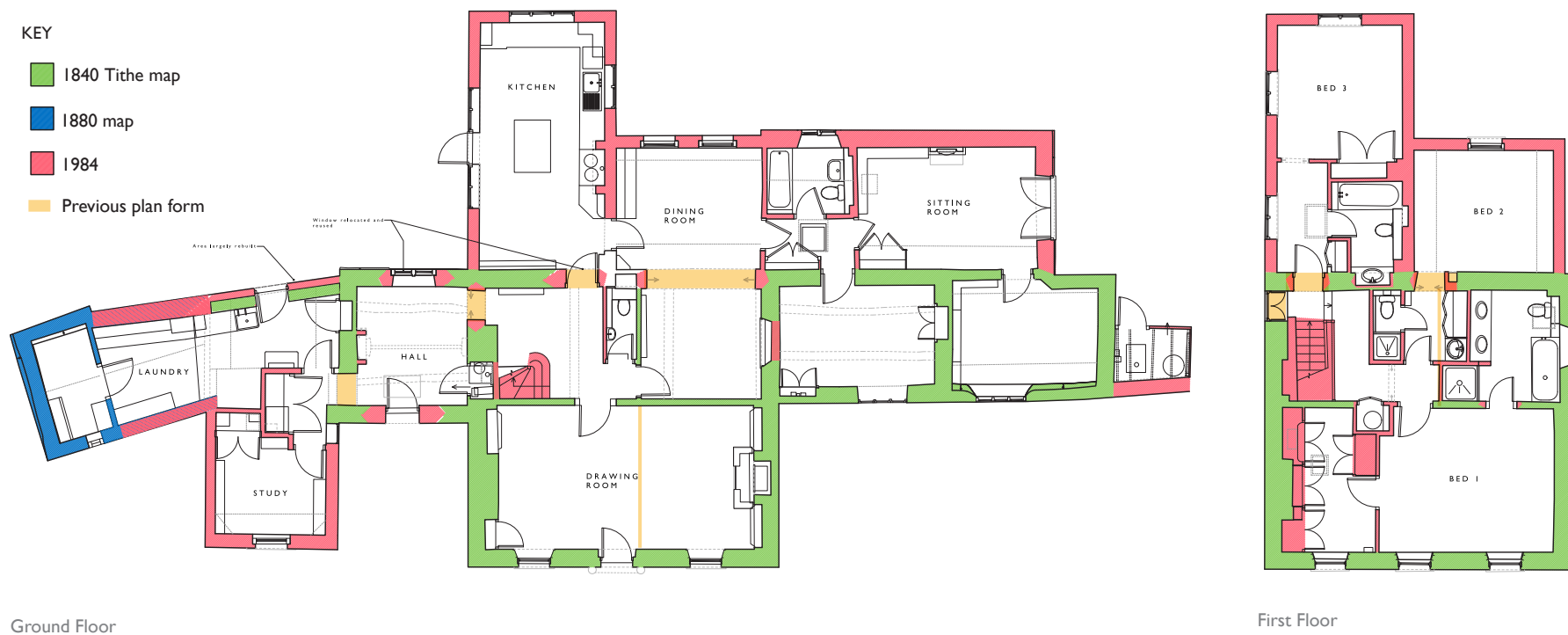


Figure 1 - Building Phasing Diagrams



2.2 Historic Map Regression

The 1840 Tithe Map **[Figure 2]** shows the house was established by this date and included service ranges to the north east and south west. The original core of the house is clearly shown in the centre with a projection to the south east. The cross hatching (a departure from the usual tithe key) appears to represent the inhabited areas of the house and the single hatch likely represents service structures / outbuildings. The house sits in a clear plot with an orchard to the northwest.

The 1888s Ordnance Survey Map **[Figure 3]** shows the arrangement of the house and the service wings in more detail. The core of the house has a porch on the south east elevation (removed and reused in 1984). Divisions are shown across the service wings, perhaps indicating build phases. Additional structures have been added to the northwest elevation, likely animal enclosures, and a small independent outbuilding has been added to the south west. An orchard is shown in the north west garden and a pond has been added.

No change in the form of the building is shown on the 1903 or 1939 Ordnance Survey Maps **[Figures 4 and 5]**.

2.3 1984 Alterations

The house was extensively altered and extended in 1984, prior to being listed in 1988. A set of photographs from c.1984 show the building before and after the work was carried out.

Figure 6 shows the south east elevation of the original house, before the porch was removed and the columns reused as pilaster against the ashlar elevation. To the left is the service range prior to alterations and rebuilding. **Figure 7** shows the original north west elevation before the 1984 extensions were added. There are 3 stone mullioned windows with casement windows. At least two of these windows have been reused in the service ranges (Figures 15 and 16).

Figures 8 and 9 show the alterations to the south east service range. The small



Figure 2 - 1839 Tithe Map

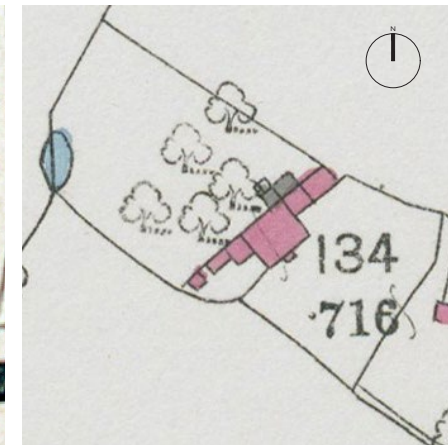


Figure 3- 1880s Ordnance Survey Map

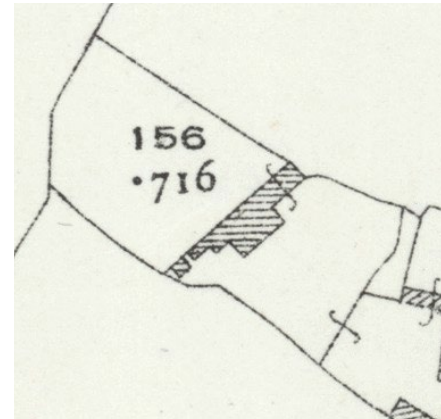


Figure 4 - 1903 Ordnance Survey Map

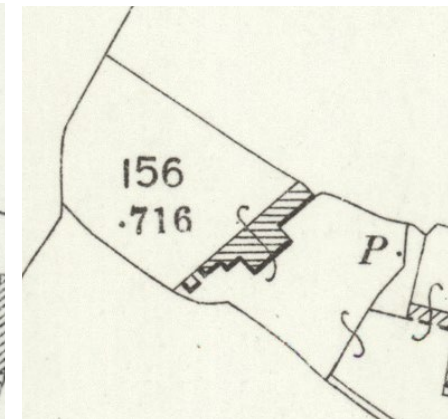


Figure 5 - 1939 Tithe Map

door and window have been removed and a door repositioned in the centre. **Figures 9 and 10** show the extent of demolition and rebuilding to the service wing. **Figure 10** shows the reused window from the original house. **Figure 11** shows the separate outbuilding prior to its incorporation into the service wing.

Figure 12 and 13 show the original staircase (where the current WC is located) that was removed in 1984. The staircase was modest in character and proportions. An original door and architrave remains in situ. **Figure 14** shows the internal wall that was removed from the north east ground floor room. Originally the house would have likely had four rooms each at first and second floor. A new staircase was inserted in the same room, covering a historic doorway and a window was inserted by the half landing above. An arched headed opening was formed to create access to the south west service range. The 1984 staircase sits across what would have likely been the chimney breast for the original range cooker. The historic window was removed and a new opening formed to access the 1984 extension to the north west.

A large opening was created in the original north west elevation to create a large dining room onto the 1984 extension. Modern joinery appears to sit in a previous window opening or altered fireplace (this sits below a stone mullioned window and chimney above).

Extensive alterations were carried out at first floor, with the central spine wall likely representing the only original internal partition. New partitions and openings have been inserted to form the bathrooms and dressing room. The original window openings in the north west elevation have been adapted altered to create access to the 1984 additions to the rear. The historic stone mullioned window is retained in the north east elevation and the historic sashes are retained in the south east elevation.



Figure 6 - South east elevation



Figure 7 - North west elevation



Figure 8 - South east elevation of the south west service range



Figure 9 - South east elevation with rebuilt entrance (door and window removed)



Figure 10 - North west elevation with reused window



Figure 11 - North west elevation prior to infill linking outbuilding to the south east service range



Figure 12 and 13 - Staircase before and after removal in 1984



Figure 14 - Partition removed at ground floor



Figure 15 and 16 - Reused windows in new locations

3.0 STATEMENT OF SIGNIFICANCE

This assessment has been drafted in response to the requirement of the National Planning Policy Framework to recognise that *'heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'* The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The assessment takes into account a sliding scale of significance, reflecting as to what extent particular features contribute to the special architectural and historical interest of the listed building. The assessment is proportional to the scope of work that is proposed.

3.1 The Glen

The Glen is an early 19th century two storey house with single storey service wings. The presence of the stone mullioned windows in the 1984 photographs may indicate that an earlier and more modest building was re-fronted in the early 19th century.

The principal south east ashlar elevation has 3 bays and a parapet flanked with coped gables with chimneys above a slate roof. The historic sashes remain in this elevation, many retaining internal shutters and panels. The historic porch was removed 1984 but the historic columns have been reused as pilasters against the elevation, which retains the presence of the front door within the hierarchy of the elevation. The restrained composition and modest formality of the south east elevation is of highest significance.

The coped gables with coursed rubble and ashlar dressings of north east elevation are also of a high significance. Below, the single story north east range maintains its low-slung service character, making a positive contribution to the appearance of the building. The oil tank and lean-to boiler house are detracting.

The original north west elevation of the building has been subsumed with 1984 additions. The coped gables and slate roofs are in keeping with the original building and the lower ridge and gutter lines have ensured that these new elements sit comfortably within the hierarchy of the building. It is considered that the additions have a neutral impact on the appearance of the building.

The removal of internal walls and the historic staircase, the formation of large openings, the removal and reuse of fenestration (in the service wings) and the adaption of historic openings, has had a detrimental impact on the significance of the listed building through the removal of fabric and erosion of original plan form. Modern details like the staircase, raised hearths, the large dining room opening and the arched openings are at odds with the original character of the building. However, it is appreciated that all of these alterations were undertaken prior to the building being listed in 1988 and the changes were carried out prior to the development of current legislation and guidance. The alterations have however ensured the long-term conservation of the building as a family home.

The footprint of the south west service range remains as shown on the historic maps but the roof structures and walls have large been rebuilt and altered, as described in section two. The bulkhead that sits across the modern sash window is an uncomfortable detail but the window, coursed rubble and ashlar quoins are in keeping with the hierarchy and details of the building. Despite extensive alteration, overall, the range retains the proportions and character of a service addition and makes a positive contribution to the appearance of the building.

The setting of the building has been retained as a generous domestic garden, which is set back from the village via drive. There is a modern 3 bay garage to the south of the house, which is discreetly located within planting and mature trees.

4.0 IMPACT ASSESSMENT OF PROPOSED WORK

The proposals have been developed to rationalise the circulation, reconfigure the rear of the property to improve the layout and relationship of spaces, primarily in the 1984 additions. The proposed work is listed below, with a description of the potential impact on the listed building. Item no's are indicated on the proposed plans (figure 17 & 18) on page 11.

1. Insert a partition to create a separate boot room and utility in the south west service range

The proposed work would be affecting modern fabric and reinstate a partition where the external wall of the service range was located prior to removal in 1983. The proposed work would have no impact on the listed building.

2. Remove partitions to create rationalised rooms and storage

The proposed work would be affecting modern fabric and the new proportions of the rooms would better reflect the proportions of the historic service range, causing no harm to the listed building.

3. Infill the arched opening in the lobby

Filling in the arch would have no impact on the listed building as this opening was formed in 1984.

4. Remove the WC to create a more generous hall

Removing the modern WC would have no impact on historic fabric and cause no harm to the listed building.

5. Adjustments to the stair

Removing the existing boiler and flue allows for adjustment of the existing staircase to create a more generous hall and landing. The existing stair is modern and therefore alterations to the existing stair and replacement of the balustrade would have no impact on the listed building.

6. Infill the historic doorway, create a new opening to form a library

The proposed work includes the formation of a new opening through a historic internal wall, which has the potential to have an impact as there would be some fabric removal. The existing opening would be filled in with stud work, which is ultimately reversible, and the historic door, frame and architrave would be reused in the new location.

7. Form a new opening into the north east service range

The formation of a new opening into the service wing would incur the loss of some historic fabric and the removal of the left reveal of a previous window. However, this arrangement has been proposed as it allows the WC to be located within the service wing, thus preserving the plan form of the historic core of the house. It also enables use of the service wing as a level-access ground floor annex, which promotes multi-generational living.

8. New partition in the north east service range to form a WC and bathroom

The new partition would be lightweight and ultimately reversible. The division of the space would create two practical rooms that would be in-keeping with the scale, details and hierarchy within the building. Therefore, it is not considered that this work would have any impact on the listed building.

9. Form two new openings in the north west elevation of the single storey extension and relocate window

The new openings would be located in the 1984 extension, so no historic fabric would be removed. The new windows would be glazed and lightweight in appearance, sitting below the gutter line of the 1984 single storey. It is not considered that this work would have an impact on the listed building.

Relocating the stone mullioned window would result in the removal of some historic fabric. This window was previously reused in 1984 and relocated into a wall of modern

construction. Therefore, it is not considered that the work would have a detrimental impact on the listed building as this element is already removed from its original local and forms a fragment. Relocating the window ensures the historic fabric is not lost entirely and can still contribute to the character of the building.

10. Introduce a new two story infill to the northwest corner of the house

The new two storey infill would physically have no impact on the listed building, as the rear elevation has already been altered and extended to its full width and the infill would abut entirely modern construction. The assessment of potential impact therefore focuses on the visual impact of the infill and the increase in scale in regard to the additions' relationship to the original building.

The introduction of the infill extension does not seek to introduce an additional bedroom but allow the rationalisation of the first floor bedrooms and bathrooms and an increase in the generosity of the first floor landing area.

The form of the infill would mimic that of the adjacent 1984 extension, creating a flush coped and double gabled elevation that would match that of the original house. The new extension would be in coursed rubble stone with reclaimed quoins at the corners. This would also offer the opportunity to improve the external appearance of the adjacent 1984 extension as it is proposed that the outer leaf of rendered blockwork be removed and replaced with coursed rubble stone; thus creating a harmonious and higher quality external envelope to the modern additions which would enhance the character and appearance of the listed building. The proposed new and adjusted fenestration is designed to sensitively reflect the scale of the existing window openings in order to ensure a cohesive architectural language is retained.

11. Reorganisation of internal partitions

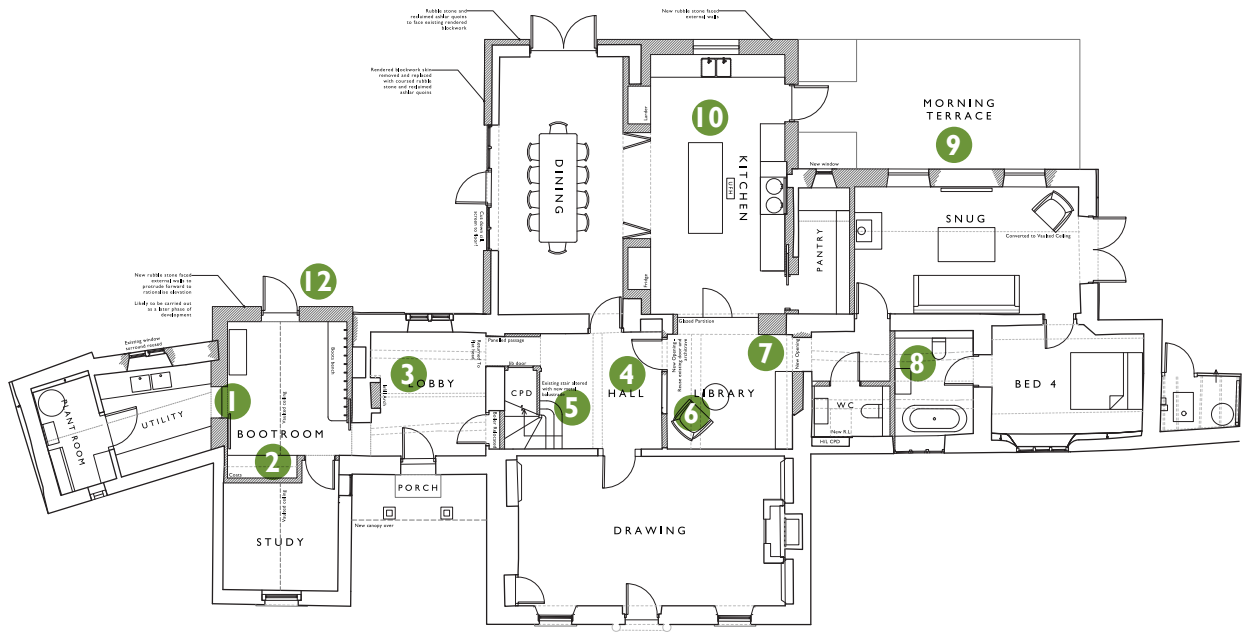
Removal and replacement of partitions at first floor and the introduction of new partitions to create a more rational and generous landing and more accessible bathrooms would cause no harm to the listed building as all alterations are to modern fabric.

12. Rebuilding blockwork gable wall

Although alterations to this wing of the building may be carried out as a later phase of development, removal of the modern rendered blockwork external wall of the boot room would allow the plan, elevation and roofscape of the south west service wing to be rationalised, and would also offer the opportunity to rebuild the gabled wall using coursed rubble stone, a higher quality material which would enhance the character and appearance of the listed building. As this area has been significantly rebuilt and altered in the past, largely only modern fabric would be affected by this change. The improvement in the external appearance and materiality of the north west elevation of this wing would contribute positively to the historic setting.



First Floor



Ground Floor

Figure 17 - Proposed Plans



5.0 ACCESS

The proposed works would make no change to the current access and parking arrangements. There is currently parking for more than three vehicles, which meets Wiltshire Council's minimum parking standards.

6.0 ECOLOGY AND BIODIVERSITY

Biodiversity Net Gain

As this application is a householder planning application, Biodiversity Net Gain (BNG) regulations do not apply.

Trees

No trees will be affected by the proposals.

Appropriate fencing will be erected around the areas where work is undertaken in order to ensure that activity is constrained to the areas immediately adjacent to the building.

Ecology

A Preliminary Roost Assessment (PRA) was undertaken by a licensed ecologist, the findings of which recommended a further activity survey to be undertaken. This was carried out in August 2025.

No bats were recorded emerging from The Glen during the survey and therefore the ecologist's report confirmed that bats do not constitute an ecological constraint to the proposed works.

The Bat Survey Report produced by Daniel Ahern Ecology will be submitted as part of this application.

7.0 CONCLUSION

The proposed works seek to rationalise the internal circulation and reconfigure the rear of the property to improve the layout, internal relationships and accessibility of spaces, which primarily focus on the 1984 additions. Much of the work involves the removal of low-quality or cluttered modern additions and only some minor alterations to historic fabric are proposed. Where possible and appropriate, historic features will be relocated in order to protect the overall character of the property.

The proposed works would also offer the opportunity to improve the visual appearance and quality of the building's external envelope. Where possible the low quality rendered blockwork, used for the 1984 additions, would be replaced with coursed rubble stone. The new extension would also be in coursed rubble stone and reclaimed quoins would be introduced. This approach would ensure that overall the proposals would contribute positively to the character and setting of the listed building.

The proposals seek to maintain the areas of highest significance, including the formal south east elevation and the integrity of the remaining historic plan form.

APENDIX I - LISTING DESCRIPTION

Details

KINGTON LANGLEY ASHE'S LANE ST 97 NW (east side)

8/69 The Glen

II

House, early C19, ashlar with imitation slate roof, coped gables and end stacks. Formal two-storey, 3-window front with raised plinth and band, moulded cornice and parapet. Twelve-pane sashes and central door framed by two Roman Doric half-columns, the responds of a removed ashlar porch.

Listing NGR: ST9215077044